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83<sup>rd</sup> LEGISLATIVE ASSEMBLY  
HOUSE COMMITTEE ON HOUSING AND HOMELESSNESS

State Capitol  
900 Court St. NE  
Salem, OR 97301  
503-986-1507

TO: House Committee on Housing and Homelessness

FROM: Iva Sokolovska, LPRO Analyst

RE: 2025 Committee LC Summary

Date: February 24, 2025

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LC 4199 Reduces the statute of limitations for construction defect claims in planned communities and condominiums. Establishes notice, voting, and approval requirements before homeowners or condominium associations can initiate or join such actions. Directs the board of directors of a condominium association to conduct semiannual moisture inspections.

Introduces specific procedures for notifying contractors before filing claims and extends the timeline to pursue legal action for a secondary notice of defect.